

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Basharat M. Mirza and Ameena B. Mirza, Husband and Wife

hereinafter referred to as the grantor (as used herein, Grantor includes the plural and words in the masculine in-  
cludes the feminine) in consideration of the sum of Six Thousand, Two Hundred Dollars and No/100s--

----- Dollars (\$ 6,200.00 )

to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Township of Athens, County of Athens, State of Ohio  
Lease Lots 53 & 73, Ohio Company Purchase  
Ohio, and in Section 13 & 19, Town 9N, Range 14W, and bounded and described as follows:

PARCEL NO. 82WL ✓

Being a parcel of land lying on the both side 5 of the centerline of a survey, made by the Department of Highways, and recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, of the records of Athens County and being located within the following described points in the boundary thereof:

Beginning at a point being the Northwest corner of Lease Lot 53, the Southwest corner of Lease Lot 54 and in the Easterly line of Lease Lot 73, said point being 103.32 feet left of and radially from U. S. Route 50 Station 541+77.01 in the centerline of a survey made in 1970 by the Ohio Department of Transportation, of proposed U. S. Route 50, Section 4.95 in the Townships of Lee, Alexander and Athens, Athens County, Ohio;

thence North 86°31'07" West along the extension of the Northerly line of Lease Lot 53 and the Southerly line of said Lease Lot 54 a distance of 103.93 feet to an angle point in the Grantor's Easterly property line, said point being 173.40 feet left of and radially from U. S. Route 50 Station 540+96.36 and being the True Place of Beginning;

thence along the Grantor's said Easterly property line South 24°15'51" East a distance of 217.95 feet to a point being in the line between said Lease Lots 53 and 73, said point being 38.69 feet right of and radially from U. S. Route 50 Station 540+44.91;

thence continuing along the Grantor's said Easterly property line South 24°15'51" East a distance of 58.11 feet to a point being the Grantor's Southeast property corner, said point being 95.38 feet right of and radially from U. S. Route 50 Station 540+32.44;

thence along the Grantor's Southerly property line for the following seven (7) courses and distances,

1) South 44°03'06" West a distance of 43.25 feet to a point in the line between said Lease Lots 53 and 73, said point being 102.55 feet right of and radially from U. S. Route 50 Station 539+91.20;

2) South 44°03'06" West a distance of 355.39 feet to a point being 184.09 feet right of and radially from U. S. Route 50 Station 536+64.74;

3) South 60°33'06" West a distance of 297.00 feet to a point being 198.72 feet right of and radially from U. S. Route 50 Station 533+83.40;

4) North 82°41'54" West a distance of 538.56 feet to a point being 41.98 feet left of and radially from U. S. Route 50 Station 529+13.52;

5) South 89°33'06" West a distance of 117.48 feet to a point being 69.08 feet left of and radially from U. S. Route 50 Station 527+96.18;

6) South 76°33'06" West a distance of 316.80 feet to the Grantor's Southwesterly property corner at a point 59.13 feet left of Station 524+79.54;

7) North 03°22'04" West along the Grantor's West property line a distance of 13.74 feet to a point 72.73 feet left of Station 524+81.52;

thence North 55°57'03" East a distance of 30.31 feet to a point 84.28 feet left of Station 525+09.54;

thence North 73°36'54" East a distance of 311.52 feet to a point 110.00 feet left of tangent Station 528+20;

thence North 80°30'53" East a distance of 115.35 feet to a point 100.00 feet left of Station 529+41.22;

thence North 48°50'39" East a distance of 343.88 feet to a point 233.40 feet left of Station 532+78.06;

thence North 61°49'22" East a distance of 523.86 feet to a point 240.00 feet left of Station 538+50;

thence North 55°29'40" East a distance of 150.41 feet to the Grantor's North property line at a point 239.17 feet left of Station 540+14.16;

thence South 86°31'07" East along said North property line a distance of 100.72 feet to the place of beginning.

Containing 9.14 acres of which the existing right-of-way occupies 7.16 acres.

There being 0.03 acres in Lease Lot 53 of Section 13, 8.90 acres in Lease Lot 73 of Section 13 and 0.21 acres in Lease Lot 73 of Section 19.

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This description is based on a survey made for the Ohio Department of Transportation in 1970 under the direction and supervision of Harold E. Miles, Registered Surveyor No. 5392.

Grantor retains right of ingress and egress to State Route 50 by means of a service road having 24 feet of access to said Route 50 at a point left of Station 527+79.58 as shown on the plans for the improvement.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: *Phil Shields*

DATE: *June 9-1980*

Grantor claims title by instrument(s) of record in D.B. 335 / Page 95 / County Recorder's Office.

Grantor, for himself, his heirs, executors, administrators and assigns does hereby Release to the State of Ohio, its successors and assigns any and all abutter's rights, including access rights, in, over and to the above described real estate including such rights with respect to any highway facility constructed thereon.

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee its successors and assigns forever.

And the said grantor, for himself and his heirs, executors, administrators and assigns does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever,

and further, that he does Warrant and will Defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor, who hereby releases all right and expectancy of dower herein, has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_ 1980

*[Signature]*

*Basharat M. Mirza*  
Basharat M. Mirza  
*Ameena B. Mirza*  
Ameena B. Mirza

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STATE OF OHIO, COUNTY Athens, ss.  
BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 1980, before me the subscriber, a Notary Public in and for said county, personally came the above named Basharat M. Mirza and Ameena B. Mirza and acknowledged the signing of the foregoing deed to be their voluntary act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

STATE OF OHIO, COUNTY \_\_\_\_\_, ss.  
BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me the subscriber, a Notary Public in and for said county, personally came the above named \_\_\_\_\_ and acknowledged the signing of the foregoing deed to be \_\_\_\_\_ voluntary act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

STATE OF OHIO, COUNTY \_\_\_\_\_, ss.  
BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me the subscriber, a Notary Public in and for said county, personally came the above named \_\_\_\_\_ and acknowledged the signing of the foregoing deed to be \_\_\_\_\_ voluntary act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

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Notary Public

5-8-81  
yjs

This instrument prepared by J. George Pfeffer for the State of Ohio, Dept. of Highways

**WARRANTY DEED FROM**

Basharat M. Mirza  
Ameena B. Mirza  
Address Rt. 5, Box 79  
Athens, Ohio 45701

**TO THE STATE OF OHIO**

S. R. 50/33/50 County Athens  
Section 4.95/16.30/14.18  
Parcel No. 82 WL

**TRANSFERRED**  
52 19\_\_\_\_

Auditor \_\_\_\_\_  
Received \_\_\_\_\_, 19\_\_\_\_  
At \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
Recorded \_\_\_\_\_, 19\_\_\_\_  
in \_\_\_\_\_ County  
Record of Deeds, Vol. \_\_\_\_\_ Page \_\_\_\_\_

Recorder's Fee \$ \_\_\_\_\_

**NOTE**  
To the County Recorder:  
As soon as this deed has been recorded, it should be returned to the Department of Highways, at \_\_\_\_\_